

Our Ref. : DD107 Lot 1434
Your Ref. : TPB/A/YL-KTN/979

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

By Email

16 May 2024

Dear Sir,

4th Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,
Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/979)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). The current submission is intended to facilitate an earlier meeting for the Town Planning Board's consideration.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at _____ or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email: _____)
(Attn.: Ms. Olivia NG email: _____)



Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/979)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(1)	Appendix A: Please clarify how does the total equivalent area come from. Relevant coefficient to be adopted should be well justified and provided for comment.	Noted. Please refer to the updated Appendix A of Annex I . As presented in report section 3.1.3, the runoff coefficient for paved area and unpaved area are 0.95 and 0.35 respectively for your perusal.
(2)	Appendix A: Please justify the proposed rainfall intensity.	Noted. Please refer to updated Appendix A of Annex I . $i = \frac{a}{(t_d + b)^c}$ Where a = 471.9 b = 3.02 c = 0.397 as per Table 3a of SDM (1 in 10 year for HKO rainfall zone)

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(3)	Appendix A: For 375UC, please review the proposed gradient as it is considered too flat.	Please note the velocity of flow = 1.16 m/s is larger than 1.0 m/s and therefore the gradient is considered sufficient.
(4)	Response item 8: The proposed 50mm dia. opening is not acceptable. Adequate opening means at least 100mm separation should be provided from ground level.	Noted. 100mm dia. opening would be provided with 100mm separation from ground level.
(5)	Cross sections: The proposed u-channels cannot intercept the overland flow from adjacent areas, please review and revise.	Please note the u-channel cover level is updated for intercept of overland flow.
(6)	The details of existing manhole to be connected with are still missing.	Noted. Please refer to the cover and invert level of existing manhole in Figure 3 for your reference. Please note there is no more proposed manhole in the revised proposal as compare to the original proposal.

Appendix A - Design Calculation

U Channel - Site Area + Zone A1 + A2 + B1 + B2

Runoff Estimation

Design Return Period	1 in	10	years
Paved Area		1556	(m ²)
Unpaved Area		2183	(m ²)
Total Equivalent Area		2242	(m ²)
Rainfall Intensity, I **		200	mm/hr
Design Discharge Rate, Q***		0.125	m ³ /s

$(498+320+738)$
 $(1340+843)$
 $(1556 \times 0.95 + 2183 \times 0.35)$
 *** $Q = 0.278 \times 2242 \times 200 / 1000000$

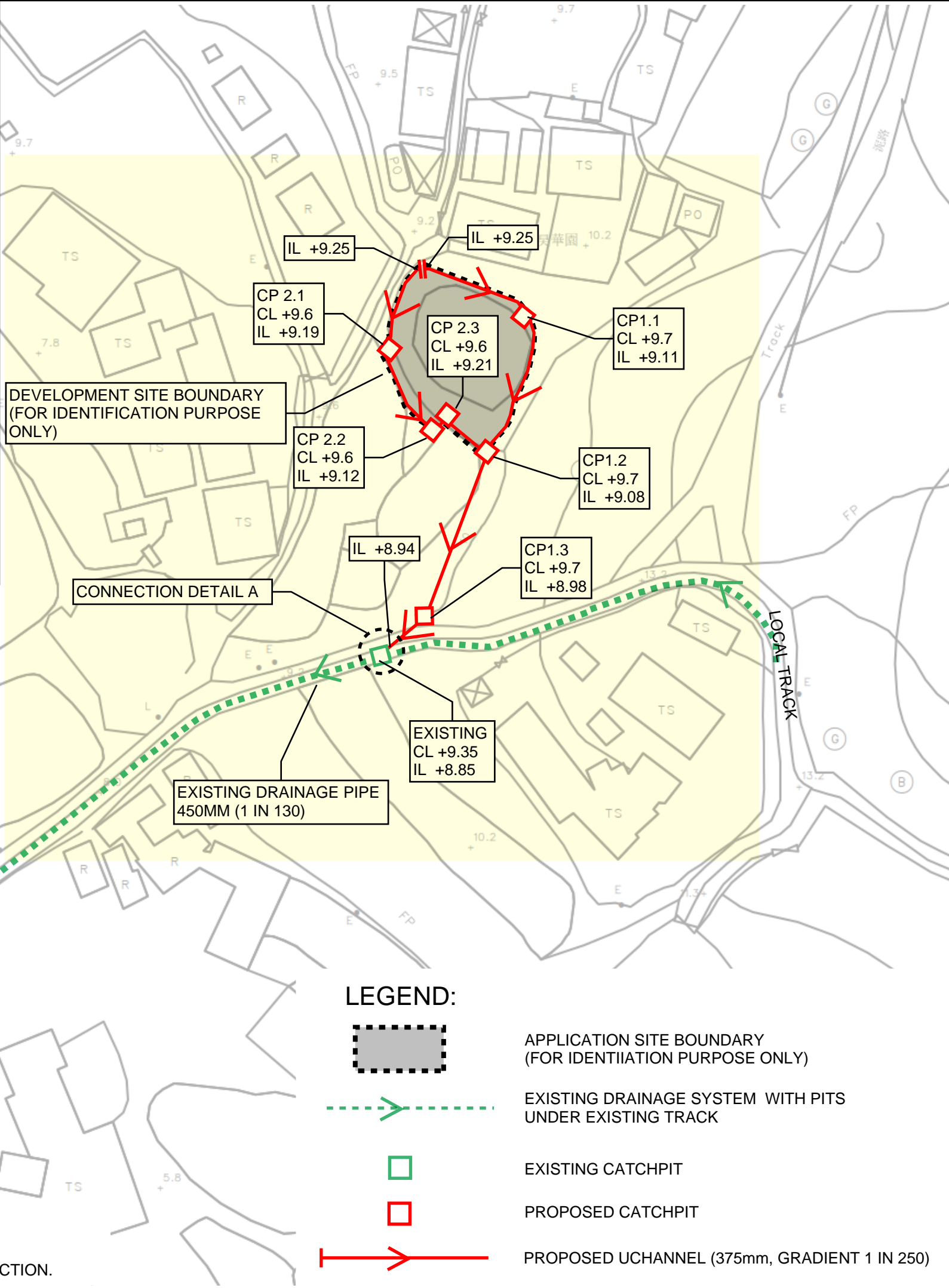
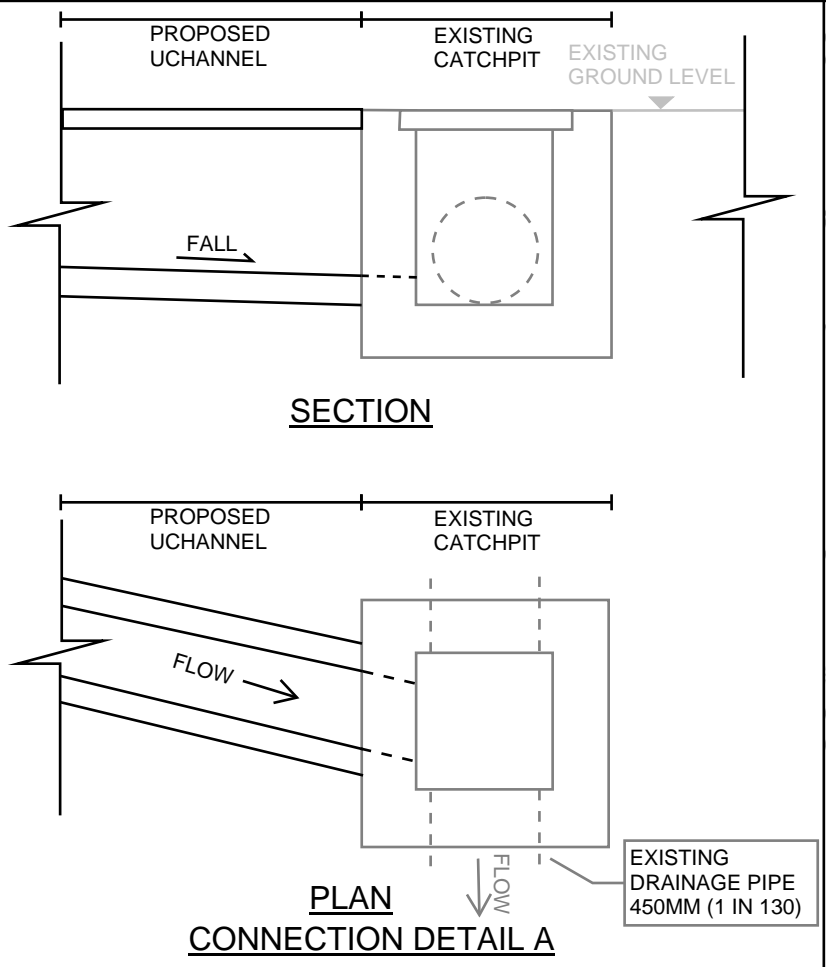
$$i = \frac{a}{(t_d + b)^c}$$
 where $a = 471.9$
 $b = 3.02$
 $c = 0.397$

as per Table 3a of SDM






U Channel

Channel Size	1 in	375	(mm)
Gradient		250	
Velocity		1.16	m/s
Capacity		0.146	m ³ /s

Utilization $0.125 / 0.146 = 85.78\%$ < 90% (10% allow for siltation)



LEGEND:

-  APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
-  EXISTING DRAINAGE SYSTEM WITH PITS UNDER EXISTING TRACK
-  EXISTING CATCHPIT
-  PROPOSED CATCHPIT
-  PROPOSED UCHANNEL (375mm, GRADIENT 1 IN 250)

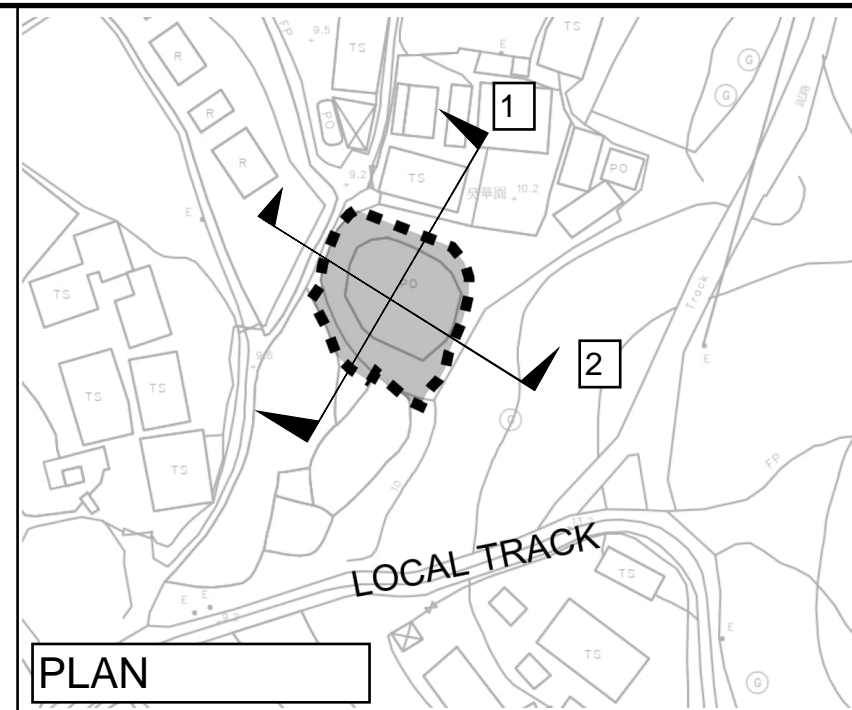
NOTES:
 1. COVER AND INVERT LEVEL OF CONNECTION POINT AND SIZE OF EXISTING DRAINS SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.

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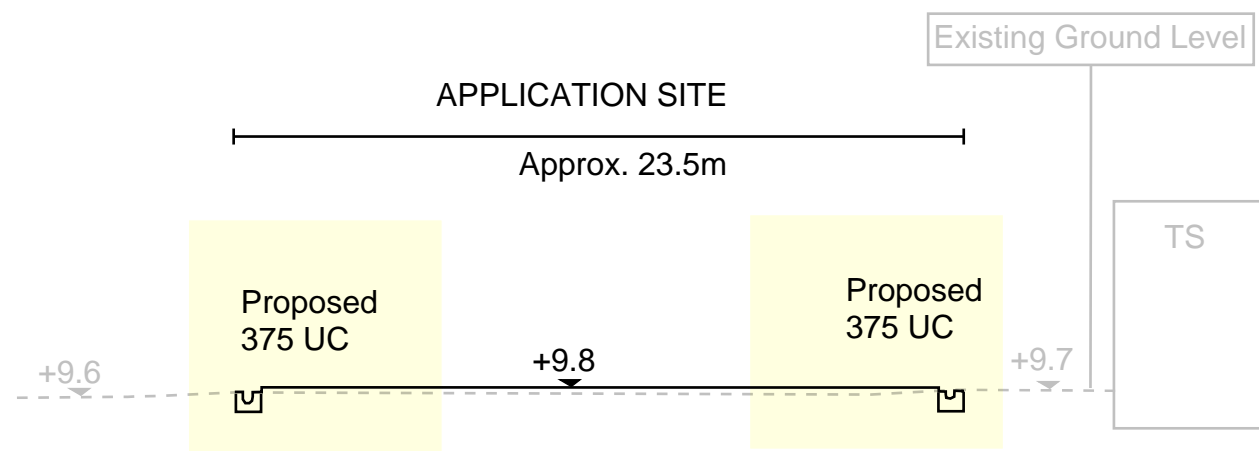
REV	DESCRIPTION	DATE

DRAWING TITLE:
PROPOSED DRAINAGE SYSTEM

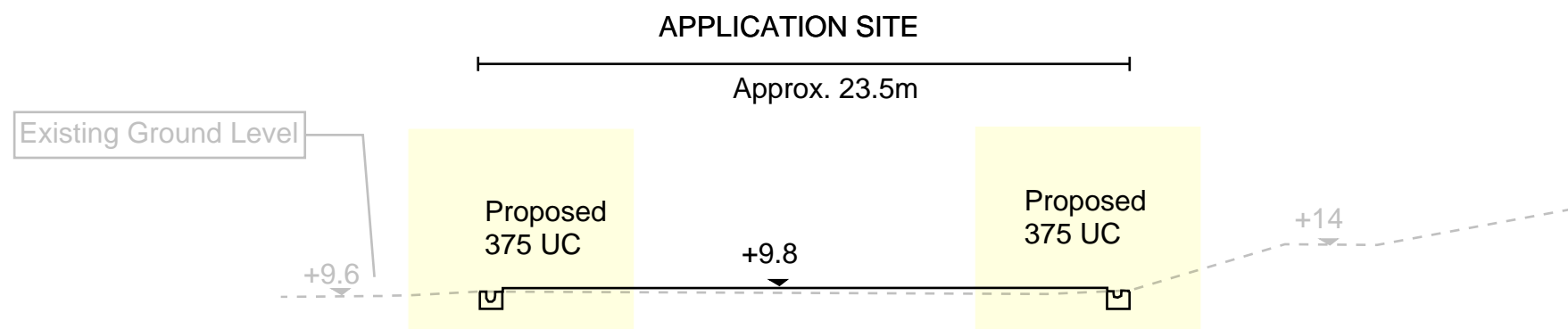
DRAWING NUMBER:
FIGURE 3A



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SECTION 1



SECTION 2

SECTIONS

Appendix E